

14 THE SUN, SUNDAY, OCTOBER 22, 1916. BUILDING CITIES IN THE SUBURBS WORK OF A SMALL GROUP OF SERIOUS MINDED AND RESOURCEFUL MEN



William A. Lambert, who has built five hundred homes in Nutley, N.J.

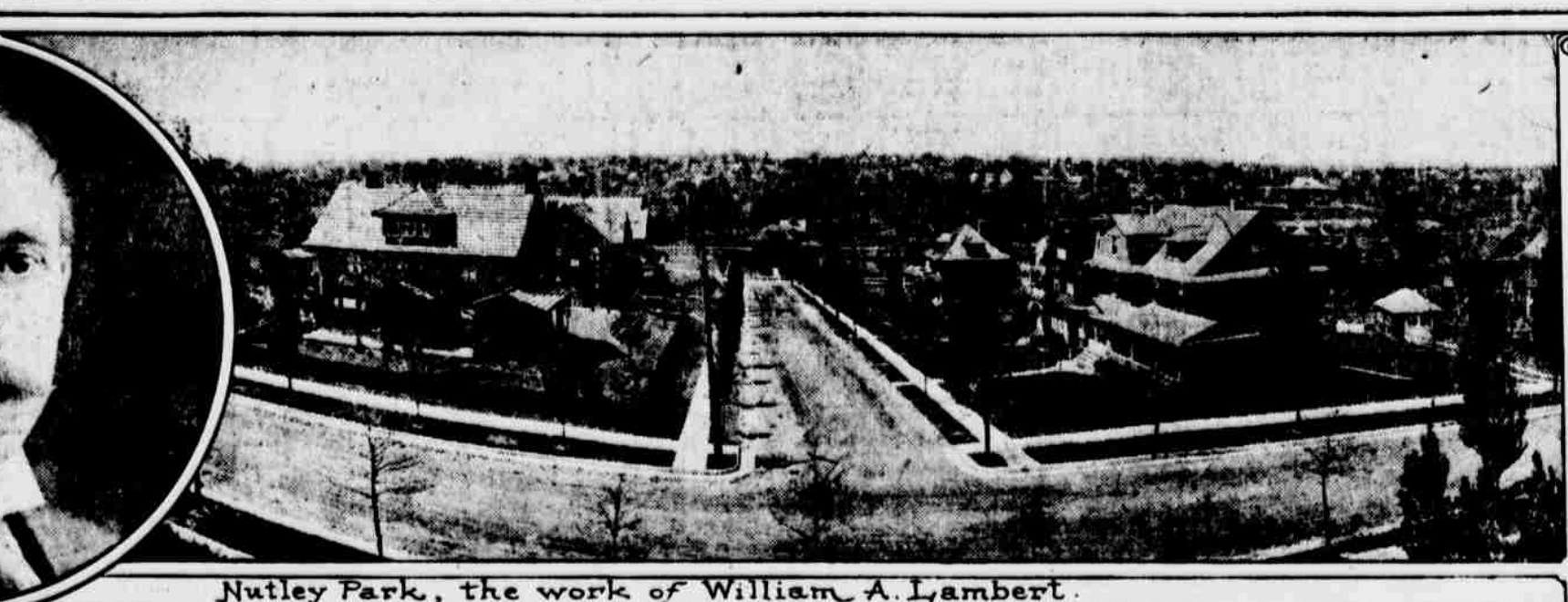
WHO the original suburban developer about New York is nobody seems to know. The first available record of a man going into the suburbs and buying land to be turned into home sites from which profit was expected dates back only so short a time as to 1859, when the late A. T. Stewart went to Hempstead Plains and purchased the site of what is now Garden City. That there were suburban developers before that time is not to be doubted, for among those who since the first settlement of the city helped its growth there must have been those who bought outlying acres and improved them as speculative ventures. But history is silent concerning their ventures. Since Mr. Stewart's time suburban developing has become to less an art than a business. Supplying homes on a big scale for those who are tired of city life requires a capital running into several hundred millions of dollars yearly. It is one of the big businesses of the community, employing a great many men and providing thousands of homes every twelve months.

It seems to be an axiom of real estate that a successful development must be the work of one mind and one man. In the vicinity of New York are perhaps not less than fifty home sections and almost invariably it is found that the really successful ones are the result of the planning of one man; in other words the executing of his ideas. Some of the larger local land developers have illustrious records in the matter of home building. In the twenty years since the movement to the suburbs started in earnest, there have been built 2,000 or 4,000 homes. They have taken in millions from their operations, but in most instances nearly all the profits have gone right back into new developments. The records of some of them are most interesting.

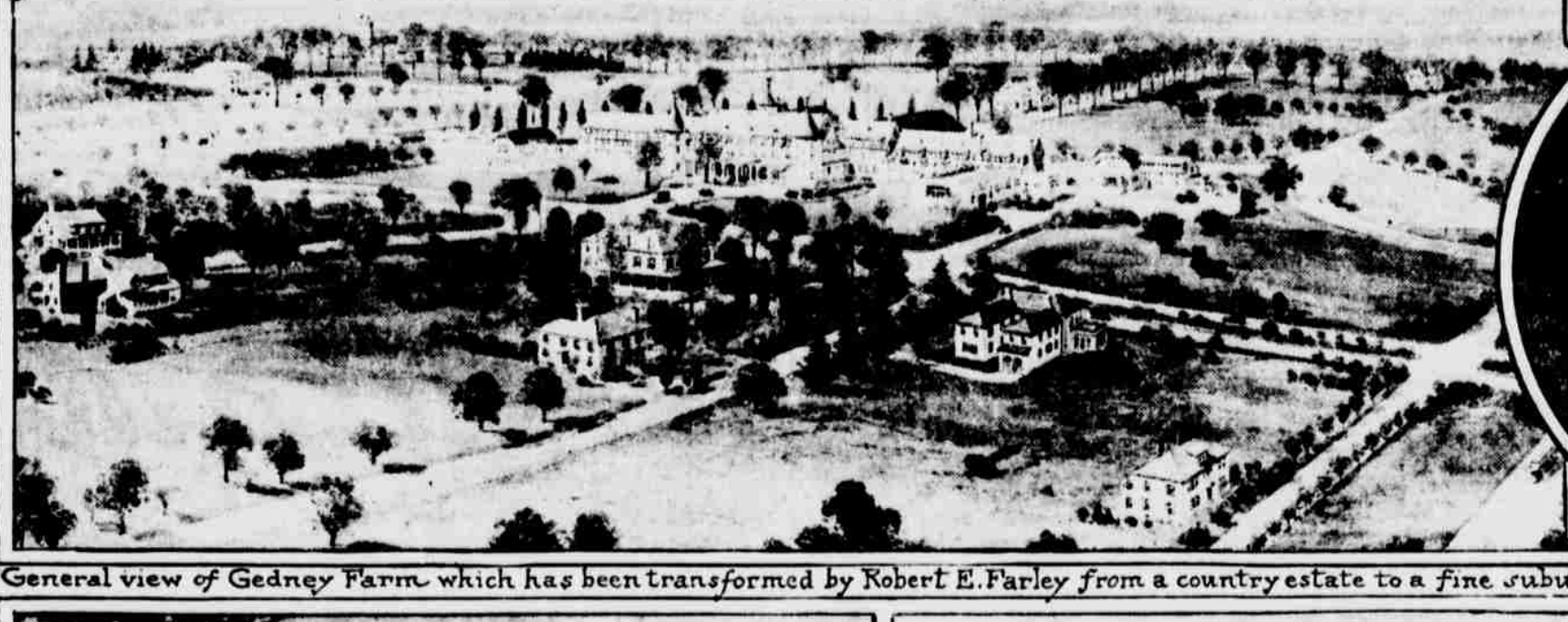
William E. Harmon of Wood, Harmon & Co. is the man who has made it possible for millions of families in this country to own homes. Thirty years ago he thought out the plan of selling real estate on the installment payment basis, which has put within reach of every working man the ownership of a home. The entire suburban development business is now based on the installment plan. Mr. Harmon is the dean of suburban home builders. He has provided homes for persons with homes than any other man in the country. It has been estimated that he has built upward of 10,000 dwellings since he started developing country areas in Cincinnati thirty years ago.

He has built near every large city between New York and Chicago and still at it. His operations are said to represent more than \$100,000,000. Mr. Harmon is a rather reticent man, preferring to let his deeds speak for him. He is active in the suburbs of New York. His largest development at this time is on Staten Island, and in this case planned to do a better one. The country with its many lakes and the large area which he was able to buy cheaply at the time permitted his creative mind wide scope in planning. Though Mr. Harmon's reputation as a builder of suburbs was recognized, really men and others questioning the success of his Mountain Lakes project at the start. But they did not know the man or the man's plans or they might not have been so hasty in passing judgment. What he has done up there in the Kittatinny Mountains is remarkable. It is only a matter of five years that he has built up there a colony of homes from \$2,000 to \$20,000, and what is more has sold all but those now in course of construction.

Where the Delaware, Lakawanna and Western road touches the property he has built a \$40,000 station where all roads through Mountain Lakes meet. It is estimated that Mr. Harmon has spent \$8,000,000 in the structural and surface development of Mountain Lakes since 1911. He has built roads, laid out every corner of the 1,270 acres which his company controls. These roads have been so placed that each one gives a different view of the property, which itself was a work which required much thought and planning. Though there were several lakes on the property when he bought it, he made several others by damming here and there. In other places he cut through channels which permitted passage from one lake into another. Mountain Lakes has a population of 2,000. Five years ago if it had fifty it was a large number. The Lakes settlement has everything needed in a complete and prosperous village. It has its own stores, post office, water system, the department police protection, sanitary disposal, amusement, schools, moving picture theatre, and two recreation centres, all of which have been completed in five years. Robert Emmet Farley is one of the best men in the suburban development field today. His field of operation has been chiefly Westchester county, where he has erected hundreds of homes that have helped to make Westchester one of the most attractive home sections about New York. He is a man who has made Scarsdale, Greenvale, and other suburbs of the city what they are today. He has built up there a colony of homes from \$2,000 to \$20,000, and what is more has sold all but those now in course of construction.



Nutley Park, the work of William A. Lambert.



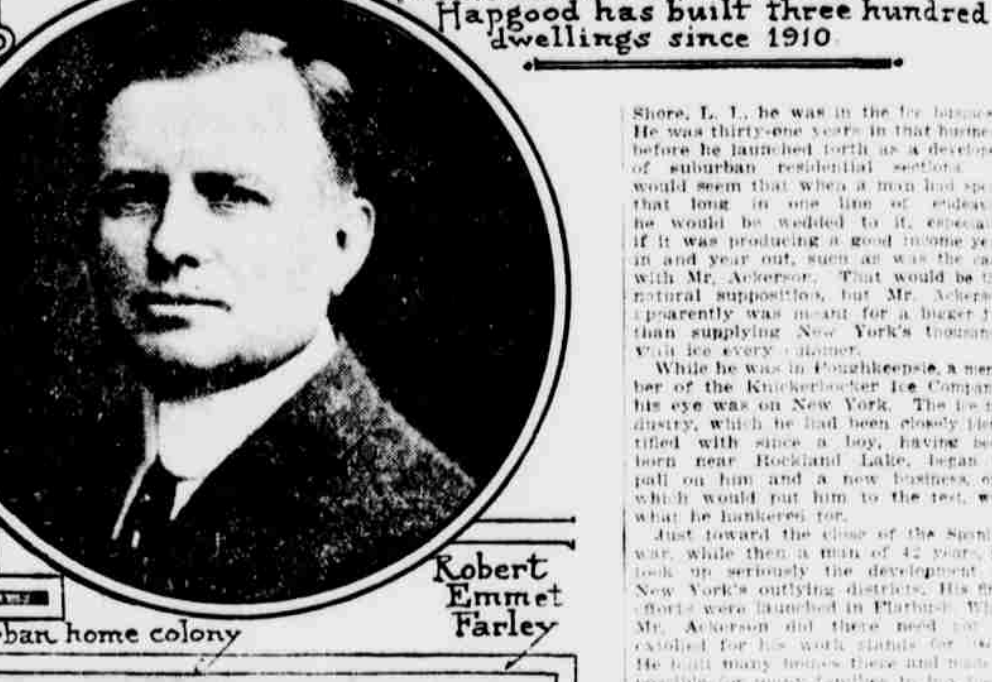
General view of Gedney Farm, which has been transformed by Robert E. Farley from a country estate to a fine suburban home colony.



Mahopac Point, one of Leo Buggs many developments.



Mountain Lakes, where H. J. Hapgood has built three hundred dwellings since 1910.



Robert Emmet Farley.



View of Brightwaters the 1000 acre Long Island community built up by T. B. Ackerson in six years.

Thomas Benton Ackerson.

of years ago, but the business of the concern was not greatly affected by his loss. He was a man of great energy and initiative. He was a man who was active in the suburbs of New York. His largest development at this time is on Staten Island, and in this case planned to do a better one. The country with its many lakes and the large area which he was able to buy cheaply at the time permitted his creative mind wide scope in planning. Though Mr. Harmon's reputation as a builder of suburbs was recognized, really men and others questioning the success of his Mountain Lakes project at the start. But they did not know the man or the man's plans or they might not have been so hasty in passing judgment. What he has done up there in the Kittatinny Mountains is remarkable. It is only a matter of five years that he has built up there a colony of homes from \$2,000 to \$20,000, and what is more has sold all but those now in course of construction.

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COMMODORE HOTEL STARTED.
Twenty-six story structure next to Grand Central Under Way.
Construction of the Commodore Hotel, which is to be one of the largest and most costly hotel structures in the country, was started last week on the block on Forty-second street between the Grand Central Station and Lexington avenue. The building is to be twenty-six stories high and will cover the entire property between Lexington avenue, De Witt place, Forty-second and Forty-third streets. The hotel's great size will permit of many features impossible in smaller hotels. It will have the largest ballroom of any hotel in the world, with two tiers of private boxes available for both entertainments and banquets, seating 2,000 for the first named purpose and 2,000 for the second. Every guest room will have an outside room with bath. Filtered ice water will be piped to every apartment. There will be a playground for the kiddies who come from out of town with their parents. John McE. Bowman, who is president of the companies operating the Biltmore Hotel, on Vanderbilt avenue, opposite Grand Central Station, and the Manhattan Hotel, at Madison avenue and Forty-second street, is to operate the Commodore. George W. Sweeney is to be the managing director. It is estimated that \$6,000,000 will go into the construction of the new hotel, which will contain about 2,200 rooms. The New York Central is building the hotel for Mr. Bowman on a leasing proposition. The Fuller Construction Company took possession last week of the big hole, as the East had the most money and completed up to that time. With this backing they came to New York and started to build up Flatbush. Mr. Harmon's partner died a couple

MRS. C. P. HUNTINGTON BUYS.
Mrs. Colles P. Huntington has bought the American basement residence at 7 East Fifty-sixth street from Emma C. Perry, the sale of which was reported recently. The Huntington holdings about two sides.
INVESTOR BUYS DWELLINGS.
Shaw & Co. have sold for the Ideal Mortgage Corporation 8, 11 and 11 1/2 East 129th street, three English basement brick dwellings, on plot 60x65, which the purchaser will hold for investment.
BUILDING COST ALTERN PLANS.
A. N. Gitterman has sold for C. M. Shaffer to Cornelius J. Kniff 48 Marble Hill avenue, a plot 37 1/2 feet frontage, 139 feet south of Fort Charles place. The plot was purchased recently by Mr. Shaffer as a site for a dwelling. Owing to costs of material he has abandoned building and bought a house in the New Dorp colony, Staten Island, giving the plot in part payment.
BROOKLYN APARTMENT SALE.
Joseph L. Feilman & Co. have sold for Dr. J. Harris Maxfield of Roselleville the apartment house, on plot 87x125, at the southeast corner of Prospect Park West and Twelfth street, known as the Prospect.
R. A. Schlesinger has sold for Mary Thomas 125 St. Nicholas avenue, a two family brick dwelling with garage, to Edward A. Eberle, and for a client the six family frame tenement at 18 Charles place to William Bruus for investment.
Frank A. Seaver & Co. have sold the two family frame detached house, on plot 46x108, at 125 Eightieth street, for J. W. Ellison.
Walter S. Ross has sold for the Artman estate the northeast corner of Hay Ridge avenue and Sixth avenue, a plot 100x100, to a builder.

CITY PAYS HIGH FOR MONEY.
Interest Often Greater Than the Amount Borrowed.
New York city often has to pay for interest an amount greatly in excess of the debt. During the McCellan administration \$25,542,897.82 in corporate stock was sold, carrying interest charges to maturity of \$225,445,155.52, making the total \$250,998,053.34. During the two years of the McCellan administration \$120,200,548.02 in corporate stock has been sold, carrying interest charges to maturity of \$1,144,483,115.11, making the total amount to be paid \$2,444,878,453.13. It will thus be seen that with the \$252,045,888.86 in additional bonded debt incurred during the ten years ending January 1, 1915, the interest charges to maturity amount to \$1,293,549,301.45, making the total amount to be paid \$2,025,094,654.81.
ENLARGES MT. KISCO PLACE.
Lewis B. Preston has sold to M. W. Thompson the Scarsdale property, adjoining his recent purchase at Mount Kisco, N. Y.
YONKERS DWELLING SALE.
The three family house at 118 Linden street, Yonkers, has been sold for \$60,000 to Superior William D. Williams by Gault & Bell.
WOMAN BUYS NEWARK HOUSE.
Louis Schlessinger has sold to Mrs. Dora M. Lambert the two and a half story house and frame dwelling on plot 28x125 at 163 Wardside avenue, Newark, N. J. Mrs. Lambert owns the adjoining property, which was recently sold to her by the same firm.
LIEN CO. SELLS N. J. FLOORS.
Joseph L. Feilman & Co. have sold a plot 60x100, on Amherst street, near Transmut Avenue, East Orange, and a plot 100x100, on Hillside avenue, near Lakeside avenue, Verona, to a local investor for the City Tax Lien Company, New York.
FACTORY PLANNED FOR 86TH ST.
Thomson Bros. furniture manufacturers, have filed plans for a seven story factory and warehouse at 548 West Thirty-sixth street. The building will be 25 feet wide and 85 feet deep and will cost \$250,000. George Keltner is the architect.

TO EXPLAIN TORRENS SYSTEM.
Public to Learn Advantages of New Land Registration Law.
Advantages of the Torrens system of land title registration, which was amended by the last Legislature, is to be explained by the Real Estate Board of New York, which has just started a campaign of education on the subject. The board has communicated with taxpayers and commercial organizations throughout Greater New York, Westchester and Long Island, asking permission to address them on the benefits of the Torrens act.
On last Thursday night the Fulton Street Board of Trade in Brooklyn heard Professor Alfred G. Reeves, lecturer on real property law at the New York Law School and chairman of the Real Estate Board's Torrens law committee, speak on the subject.
On Tuesday evening Harry Percy David, a member of the board's committee, will address the Borough Park Heights Civic Association at 8 1/2 o'clock at the Borough Park Club house, Thirtieth and Avenue C and Fifth street.
On Wednesday Doris Viole, president of the Associated Official Examiners of This in the State of New York, will address the Bronx Board of Trade at its headquarters, Third avenue and 137th street.
LAND FOR BUNGALOWS.
Meister Builders have sold to the Koenigs Building Corporation a plot 160x130, on Beach Forty-third street, Edgebrook, L. I., to be improved with twelve bungalows.
BROOK AVENUE FLAT SOLD.
J. Clarence Davies & A. Rick & Sharratt have sold for Alfred Anderson the four story flat, on lot 25x100, at 1474 Brook avenue.

FOX NEWS NEWARK THEATRE.
The Fox News Building Company has leased through Felix & Feist the old Fox News Building at 29 East Ninth street, between Madison and Park avenues, to William Fox & Co. who will conduct it as a moving picture and vaudeville house after extensive alterations have been completed. The property has a frontage of 25 feet on Park place and a depth of approximately 165 feet to Canal street, where it has a frontage of 100 feet.
TROY MAN RENTS DWELLING.
Pease & Ellman have leased to Ralph H. Schuchman of Troy the three story and basement dwelling at 29 East Ninth street, between Madison and Park avenues.
The Fox News Building Company has leased for \$48,000 the three story and basement property to William Brandkamp for a term of years, and with C. S. Casagrove the three story and basement property at 16 Charles street, for L. L. and Herman Alterman to June L. Olcott for a term of years.
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GARAGE ON MIDTOWN LOT.
J. Arthur Fischer has leased for Annie M. Clipp and Florence C. Sprout the lot 20x100, at 219 and 221 West Twenty-eighth street, to Robert & Wadsworth for the purpose of building a garage for the use of over \$100,000. The tenants are to erect a large commercial garage.
RAILROAD BUYS N. J. ACRES.
H. C. Reynolds has sold for James Hays of Paterson, N. J., to B. R. McEwan an eighteen acre tract adjoining the Morris town and Erie Railroad station at Morris, N. J. The property, which was valued at \$100,000, will be used in part for railroad right of way and yard purposes.

REALTY CO. TO TAKE HOUSE.
The 243 West 187th Street Corporation has been formed to take over the property at that address, a five story American house, formerly owned by Harris and Maurice Mandelbaum. William H. Grinke, Henry D. Miller and Harry D. Mencher are the directors of the company.
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